150.0	0004	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	900,500 / 900,500
					USE VALUE:	900,500 / 900,500
					ASSESSED:	900,500 / 900,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
114		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KENNEDY THOMAS G/TRUSTEE &
Owner 2:	KENNEDY SHEILA M/TR OF THE
Owner 3:	KENNEDY REALTY TRUST
Street 1:	114 ROBBINS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KENNEDY THOMAS G & SHEILA M -
Owner 2:	-
Street 1:	114 ROBBINS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,462 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Clapboard Exterior and 2611 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8462.000	361,400		539,100	900,500
Total Card	0.194	361,400		539,100	900,500
Total Parcel	0.194	361,400		539,100	900,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.89 | /Parcel: 344.8

Legal Description

User Acct 99100

GIS Ref

GIS Ref

Insp Date 02/24/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 150.0-0004-0001.A

!11746!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	361,800	0	8,462.	539,100	900,900	900,900	Year End Roll	12/18/2019
2019	101	FV	270,500	0	8,462.	505,400	775,900	775,900	Year End Roll	1/3/2019
2018	101	FV	269,900	0	8,462.	417,800	687,700	687,700	Year End Roll	12/20/2017
2017	101	FV	269,900	0	8,462.	384,100	654,000	654,000	Year End Roll	1/3/2017
2016	101	FV	269,900	0	8,462.	350,400	620,300	620,300	Year End	1/4/2016
2015	101	FV	263,600	0	8,462.	343,700	607,300	607,300	Year End Roll	12/11/2014
2014	101	FV	263,600	0	8,462.	319,400	583,000	583,000	Year End Roll	12/16/2013
2013	101	FV	263,600	0	8,462.	303,900	567,500	567,500		12/13/2012

PRINT

Date	Time
12/11/20	01:53:04

LAST REV

Date	Time
03/27/18	09:34:00

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11746

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNEDY THOMAS	65341-225		5/8/2015	Convenience	1	No	No		
KENNEDY THOMAS	64187-51		9/5/2014	Convenience	1	No	No		
KENNEDY THOMAS	51910-22		11/20/2008	Family	1	No	No		
	19727-558		3/1/1989		180,000	No	No		Y

USER DEFINED

Prior Id # 1:	99100
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2011	456	Porch	2,100					EFP / FRONT ENTRAN
5/5/2003	359	Addition	25,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
12/22/2008	Info At Door	372	PATRIOT
11/19/1999	Meas/Inspect	272	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8462		Sq. Ft.	Site		0	80.	0.80	9									539,090						539,100	

Total AC/HA: 0.19426 | Total SF/SM: 8462 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 539,090 | Spl Credit | Total: 539,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.05214477
Const Adj.:	0.97505099
Adj $ / SQ:	128.237
Other Features:	86916
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	443922
Depreciation:	82570
Depreciated Total:	361353

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

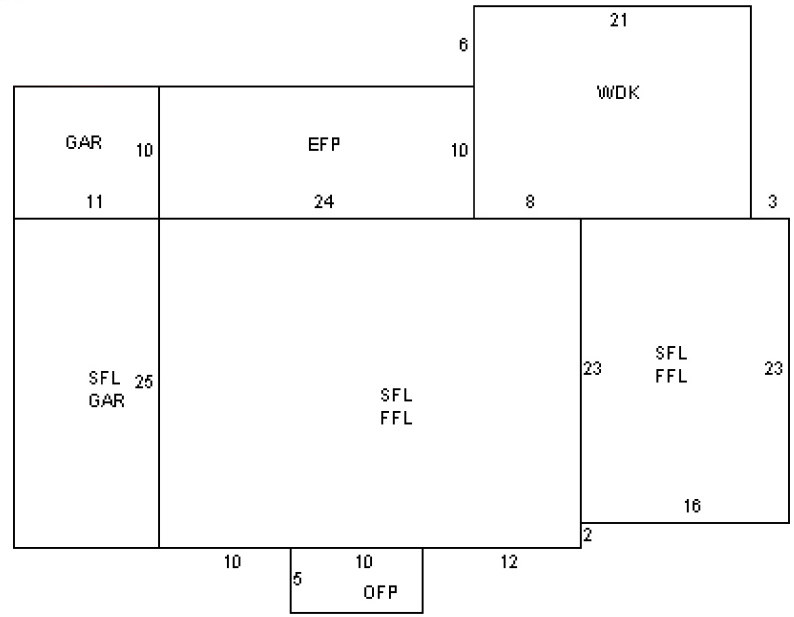
REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	99.78
Final Total:	361400	Val/Su SzAd	138.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,443	128.240	185,046
FFL	First Floor	1,168	128.240	149,781
GAR	Garage	385	20.960	8,069
WDK	Deck	336	8.750	2,941
EFP	Enclos Porch	240	37.610	9,026
OFP	Open Porch	50	42.900	2,145

Net Sketched Area:	3,622			Total:	357,008
Size Ad	2611	Gross Are	3622	FinArea	2611

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0004-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X9	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc